From:
To: Jill Martin <jmartin@trumpnational.com>
Subject: RE: Tract 50666
Attachments: 20180519_Fire Dept Comments .pdf

Hi Jill,
Fire Dept sent over comments re: your submittal. Would you like me to mail over the plans and attached letter? If so, who would you like me to mail it to? I don't see a requirement requesting submittal of the past VTTM.

In any case, I was not able to locate the map associated with Rev W. However, good news is, I found the MND/environmental document for Rev W. The PDF file is large and I am unable to email it over. Do you have a dropbox or something similar you can send me the link?

Sincerely,
So Kim, AICP
Deputy Director/Planning Manager
Community Development Department
City of Rancho Palos Verdes
www.rpvca.gov
(310) 544-5222

From: Jill Martin [mailto:jmartin@trumpnational.com]
Sent: Monday, March 12, 2018 2:25 PM
To: So Kim <SoK@rpvca.gov>
Subject: RE: Tract 50666

Thanks. Please let me know when you locate it.

Best,

Jill A. Martin
Vice President & Asst. Gen. Counsel
The Trump Organization
c/o Trump National Golf Club Los Angeles
One Trump National Dr.
Rancho Palos Verdes, CA 90275
Tel: 310-303-3225
Fax: 323-282-3629

From: So Kim <SoK@rpvca.gov>
Sent: Monday, March 12, 2018 12:39 PM
To: Jill Martin <jmartin@trumpnational.com>
Subject: RE: Tract 50666

Hi Jill,
In looking for the plans, I found the attached for your record. I will keep looking.

Sincerely,
So Kim, AICP
Deputy Director/Planning Manager
Community Development Department
City of Rancho Palos Verdes
www.rpvca.gov
(310) 544-5222

From: Jill Martin [mailto:jmartin@trumpnational.com]
Sent: Monday, March 12, 2018 11:33 AM
To: So Kim <SoK@rpvca.gov>
Subject: Tract 50666

Hi So,
As we are working with the Fire Department on the conditions of approval, they have required a stamped approved copy of revision W (the amended tract map). Would it be possible for me to come get this sometime this afternoon?

Thanks,

Jill A. Martin
Vice President & Asst. Gen. Counsel
The Trump Organization
c/o Trump National Golf Club Los Angeles
One Trump National Dr.
Rancho Palos Verdes, CA 90275
Tel: 310-303-3225
Fax: 323-282-3629

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

RECEIVED
MAR 19 2018
COMMUNITY DEVELOPMENT
DEPARTMENT

PROJECT:	TR 50666 Amended Tentative Map and Fire Hydrant Location Exhibit	MAP DATE:	March 15, 2018 (FD)
ADDRESS:	Trump National Golf Club	Planner:	City Planner
City:	Rancho Palos Verdes		
Inspector:	Nancy Rodeheffer FPEA II	Report Date:	March 15, 2018
Required Fire Flow	1,250 gpm for 2 hour duration		

Provide the following information for additional Fire Department review.

LAND DEVELOPMENT REVIEW HOLDS. ADDITIONAL INFORMATION IS REQUIRED PRIOR TO CLEARING THE AMMENDED MAP.

1. Install 4 new public fire hydrants as indicated on the Fire Hydrant Location Exhibit. All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. All required public fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4. **Provide proof of financial obligation for the installation of the required fire hydrants for the Amended Vesting Tentative Tract Map 50666.**

2. Submit a completed LACoFD Fire Flow Availability Form #196 (original, wet signature copy), to the County of Los Angeles Fire Prevention Land Development Unit for Fire Department review and acceptance prior to clearance to proceed to public hearing. Additional water system requirements may be required upon review of the completed Fire Flow form # 196, and/or when this land is further subdivided and/or during the building permit process**. Flow test the existing public fire hydrant at Palos Verdes Drive South and Trump National Drive.**

ACCESS REQUIREMENTS

1. Access is accepted as shown on the Fire Hydrant Location Exhibit dated June 2013.

2. Every building constructed shall be accessible to Fire Department apparatus by way of access roadways, with an all-weather surface of not less than the prescribed width. The roadway shall be extended to within 150 feet of all portions

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of the exterior walls when measured by an unobstructed route around the exterior of the building.

3. Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extent to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.2016 County of Los Angeles Fire Code Section 503 Section 503.1.1.

4. All on-site Fire Department vehicular access roads shall be labeled as "Private Driveway and Fire Lane" on the site plan/exhibit, tentative map and Final Map along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.

5. Fire Department vehicular access roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4.

6. All fire lanes shall be clear of all encroachments, and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code.

7. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.
8. Provide a minimum unobstructed width of 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 and 503.2.2

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Commerce, CA 90040
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PROJECT:	TR 50666 Amended Tentative Map and Fire Hydrant Location Exhibit	MAP DATE:	March 15, 2018 (FD)
ADDRESS:	Trump National Golf Club	Planner:	City Planner
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Inspector:	Nancy Rodeheffer FPEA II	Report Date:	March 15, 2018
Required Fire Flow	1,250 gpm for 2 hour duration		

9. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 37 ½ tons and shall be surfaced so as to provide all-weather driving capabilities. Fire apparatus access roads having a grade of 10 percent or greater shall have a paved or concrete surface. Fire Code 503.2.3

10. A minimum 5 foot wide approved firefighter access walkway leading from the fire department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1

11. Fire Apparatus Access Roads shall not be obstructed in any manner, including the parking of vehicles, or the use of traffic calming devices, including but not limited to, speed bumps or speed humps. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times. Fire Code 503.4

WATER SYSTEMS REQUIREMENTS

3. Install four new public fire hydrants as indicated on the Fire Hydrant Location Exhibit.

4. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Department Regulation 8.

5. The required fire flow for the public fire hydrants for this project is **1,250 gpm** for 2 hour duration at 20 psi.

6. All required public fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4

7. All required fire hydrants shall be installed, tested and accepted or bonded for

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PROJECT:	TR 50666 Amended Tentative Map and Fire Hydrant Location Exhibit	MAP DATE:	March 15, 2018 (FD)
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prior to Final Map approval.

8. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

FINAL MAP REQUIREMENTS

1. Submit 3 copies of the Final Map to the County of Los Angeles Fire Department Fire Prevention Land Development Unit for review and approval prior recordation.

2. All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval.

3. Private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted and shall be maintained in accordance with the Fire Code.

4. Submit three (3) copies of the water plans indicating the new fire hydrant locations to the Fire Department's Land Development Unit for review and approval prior clearance of the Final Map.

VERIFICATION FOR COMPLIANCE WILL BE PERFORMED DURING THE ARCHITECTURAL PLAN REVIEW PRIOR TO BUILDING PERMIT ISSUANCE.

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

FORM 195
Rev. 05/13

Fire Prevention Engineering
5823 Rickenbacker Road
Los Angeles, CA 90040
Telephone (323) 890-4125 Fax (323) 890-4129

Information on Fire Flow Availability for Building Permit

For Single Family Dwellings (R-3)

INSTRUCTIONS:

Complete parts I, II (A) when:
Verifying fire flow, fire hydrant location and fire hydrant size.

Complete parts I, II (A), & II (B) when:
For buildings equipped with fire sprinkler systems, and/or private on-site fire hydrants.

PROJECT INFORMATION
(To be Completed by Applicant)

PART I

Building Address: _____

City or Area: _____

Nearest Cross Street: _____

Distance of Nearest Cross Street: _____

Property Owner: _____ Telephone: ( ) _____

Address: _____

City: _____ Zip Code _____

Occupancy (Use of Building): _____ Sprinklered: Yes ☐ No ☐

Type of Construction _____

Square Footage: _____ Number of Stories: _____

Present Zoning: _____

_____ _____
Applicant's Signature Date

20180519_Fire Dept Comments .pdf

PART II (A) **INFORMATION ON FIRE FLOW AVAILABILITY**
(Part II to be completed by Water Purveyor)

The distance from the fire hydrant to the property line is _____

feet via vehicular access. The fire flow services will be rendered from a _____

inch diameter water main. The hydrant is located on _____ (Street)

_____ (Feet) _____ (Direction) of _____ (Nearest Cross - Street)

Under normal operating conditions the fire flow available from this _____ (Size)

hydrant is _____ GPM at 20 PSI residual for 2 hours at _____ PSI Static

---

PART II (B) **SPRINKLERED BUILDINGS ONLY**

Detector Location:(check one) ☐ Above Grade ☐ Below Grade ☐ Either

Backflow protection required (fire sprinklers/private hydrant): ☐ Yes ☐ No

Type of Protection Required:(check one)

☐ Double Check Detector Assembly ☐ Reduced Pressure Principal Detector Assembly

☐ Other _____ Domestic Meter Size _____

PART II (C)

_____ _____
Water Purveyor Signature

_____ _____
Date Title

PART III **Conditions for Approval by the Fire Department**

The building permit may be issued for single family dwellings when the above information is complete and shows that the following minimum requirements are met and the property is not in the High Fire Hazard Severity Zone or the Very High Fire Hazard Severity Zone.

*The water system is capable of delivering at least 1250 GPM at 20 PSI for two hours.
*The structure is less than 3,600 square feet.
*The distance from the structure to the fire hydrant does not exceed 450 feet via vehicular access.
*The proposed construction must be within 150 feet of a vehicular access roadway that is a minimum of 20 feet wide, paved with concrete or asphalt and does not exceed 15% grade

_____ _____ _____
APPROVED BY DATE OFFICE

This Information is Considered Valid for Twelve Months

Fire Prevention Division approval of the site plan will be required before a Building Permit can be issued by the **Building Department**.

Flow Test